

114.0

0004

0011.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
899,600 / 899,600  
899,600 / 899,600  
899,600 / 899,600
**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
265		PHEASANT AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GORE WILLIAM F/LAUREN C	
Owner 2:	
Owner 3:	
Street 1: 265 PHEASANT AVE	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Own Occ: Y

OWNERSHIP	Unit #:
Owner 1: GORE WILLIAM F/LAUREN C	
Owner 2:	
Owner 3:	

Street 1: 265 PHEASANT AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: HAMILTON ELAINE -
Owner 2: SUTHERLAND DONNA M -
Street 1: 265 PHEASANT AVE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
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Street 1: 265 PHEASANT AVE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .193 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 2304 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Stree
s Street
t Gas:

BUILDING PERMITS
5/18/2012 634 Wood Dec 7,000 REAR
4/8/2011 247 Addition 12,000 ADD MBDRM & BATH T

ACTIVITY INFORMATION
Date Result By Name
8/8/2018 MEAS&NOTICE CC Chris C
8/8/2012 Info Fm Prmt BR B Rossignol
4/2/2009 Measured 372 PATRIOT
1/7/2002 Inspected PM Peter M
2/15/2000 Meas/Inspect 263 PATRIOT
9/1/1993 TH

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Appraised Alt % Spec J Fact Use Value Notes
Code Fact Price Units Price Factor Mod Infl 1 % Infl 2 % Infl 3 % Value Class Land Code
101 One Family 8425 Sq. Ft. Site 0 70. 0.80 5 470,927 470,900

Sign: VERIFICATION OF VISIT NOT DATA
_____ / _____ / _____

IN PROCESS APPRAISAL SUMMARY
Use Code Land Size Building Value Yard Items Land Value Total Value
101 8425.000 424,800 3,900 470,900 899,600
Total Card 0.193 424,800 3,900 470,900 899,600
Total Parcel 0.193 424,800 3,900 470,900 899,600
Source: Market Adj Cost Total Value per SQ unit /Card: 390.45 /Parcel: 390.45
Entered Lot Size Total Land: Land Unit Type:
08/08/18

Legal Description
User Acct 73066
GIS Ref
GIS Ref
Insp Date
08/08/18

USER DEFINED
Prior Id # 1: 73066
Prior Id # 2:
Prior Id # 3:
Prior Id # 1: 12/30/21 08:03:39
Prior Id # 2:
Prior Id # 3:
LAST REV Date Time
08/29/18 11:35:03
apro
8862

PRINT
Date Time
12/30/21 08:03:39
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

ASR Map:
Fact Dist:
Reval Dist:
372 PATRIOT
PM Peter M
263 PATRIOT
TH

Sign: VERIFICATION OF VISIT NOT DATA
_____ / _____ / _____

APPRAISED: 899,600 / USE VALUE: 899,600 / ASSESSED: 899,600 /
899,600 / 899,600 / 899,600 / 899,600

